91-1044 Kai Loli Street, Ewa Beach 96706 * * $1,435,000

Beds:	**4**	MLS#:	**202412238, FS**	Year Built:	**2006**
Bath:	**4/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**2,226**	List Date & DOM:	**06-13-2024** & **18**	Total Parking:	**2**
Land Sq. Ft.:	**5,472**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$504,000**
Sq. Ft. Other:	**193**	Tax/Year:	**$336/2023**	Land:	**$747,500**
Total Sq. Ft.	**2,419**	Neighborhood:	**Ocean Pointe**	Total:	**$1,251,500**
Maint./Assoc.	**$0 / $128**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Garage, Street**	Frontage:	**Other**		
Zoning:	**11 - A-1 Low Density Apartment**	View:	**Other**		

Public Remarks: VA Assumable Loan 3.375%. Welcome to Ocean Pointe, a master planned community recognized for its community design, and pedestrian friendly neighborhood. This freshly painted home is has everything you need to include 34 OWEND PV panels, 4 bedrooms, 4 full baths, and a guest quarters/studio attached to the garage with it's own full bathroom and a Murphy bed! As you walk into the home, you are greeted with a large open living area and tall ceilings with plenty of natural light. The first bedroom and full bathroom are on the first floor. From the main area, you will find a large den/dining area that fits a large table and brings you into the kitchen where you fill find Stainless steel appliances, ductless Zline stainless steel range hood, island for entertaining, and plenty of cabinet space! Head upstairs and you will find the primary bedroom with a deck to enjoy sunset skies, and bathroom with tile shower and relax with the tub! The 2 additional rooms are Jack and Jill style with a shared bathroom. Enjoy your neatly landscaped outdoor space with a covered patio. First Open House - June 23, 2-5PM. Assume, assumption. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
91-1044 Kai Loli Street	$1,435,000	4 & 4/0	2,226 | $645	5,472 | $262	0	0%	0	18

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1044 Kai Loli Street	$336 | $0 | $128	$747,500	$504,000	$1,251,500	115%	2006 & NA

91-1044 Kai Loli Street - MLS#: 202412238 - VA Assumable Loan 3.375%. Welcome to Ocean Pointe, a master planned community recognized for its community design, and pedestrian friendly neighborhood. This freshly painted home is has everything you need to include 34 OWEND PV panels, 4 bedrooms, 4 full baths, and a guest quarters/studio attached to the garage with it's own full bathroom and a Murphy bed! As you walk into the home, you are greeted with a large open living area and tall ceilings with plenty of natural light. The first bedroom and full bathroom are on the first floor. From the main area, you will find a large den/dining area that fits a large table and brings you into the kitchen where you fill find Stainless steel appliances, ductless Zline stainless steel range hood, island for entertaining, and plenty of cabinet space! Head upstairs and you will find the primary bedroom with a deck to enjoy sunset skies, and bathroom with tile shower and relax with the tub! The 2 additional rooms are Jack and Jill style with a shared bathroom. Enjoy your neatly landscaped outdoor space with a covered patio. First Open House - June 23, 2-5PM. Assume, assumption. **Region:** Ewa Plain **Neighborhood:** Ocean Pointe **Condition:** Excellent, Above Average **Parking:** 2 Car, Garage, Street **Total Parking:** 2 **View:** Other **Frontage:** Other **Pool:** None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number